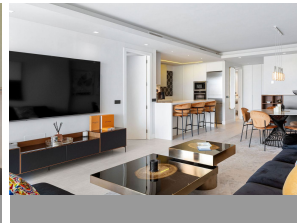


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real estates



## Middle Floor Apartment in Nueva Andalucía

Bedrooms **2** Bathrooms **2** Built **148m2** Terrace **38m2**

**R4889755**

**Middle Floor  
Apartment**

**Nueva Andalucía**

**795.000€**

Experience luxurious living in Nueva Andalucía with the modern and stylish apartment. This ground-floor, south-facing apartment, built in 2018 by the esteemed Lainer Grupo Inmobiliario and designed by a respected architectural firm, effortlessly combines upscale elegance and contemporary comfort. The property is tastefully styled with Scandinavian and modern interior designs, enhanced by high-quality finishes and exclusive features that elevate the living experience. Spanning 109 square meters, the apartment comprises two spacious bedrooms, each with its own ensuite bathroom, ensuring privacy and convenience for all inhabitants. The open-plan living and dining area creates a seamless flow, ideal for both everyday living and entertaining guests. A fully equipped open-plan kitchen adds to the functionality, making meal preparations a delight. The highlight of this apartment is the 38 square meters of terrace space, offering spectacular views of the sea and mountains, where you can enjoy gatherings or peaceful moments. Situated in the renowned Nuevo Andalucía area, Azahar de Marbella complex offers a strategic location, just a five-minute drive from local shops and schools. The lively Puerto Banus is only ten minutes away, and you can reach Malaga Airport in a mere 45 minutes. This prime location balances tranquil residential living with easy access to various lifestyle amenities, such as the Los Naranjos Golf Club and the vibrant Del and Social Club NAC. Covering an extensive plot, the apartment features a personal garden, perfect for a

tranquil outdoor retreat. Essential conveniences like electric blinds, double glazing, and security shutters ensure a safe and comfortable living environment within this gated community. In addition, you'll find communal amenities inclusive of a gym, sauna, Turkish bath, and a barbeque area, thoughtfully integrated to foster a social and active lifestyle. For added convenience, the apartment includes two storage rooms and two covered garage spaces, meeting all your storage and parking needs. Living in this urbanisation transcends the experience of merely inhabiting a beautifully designed space. It encompasses the warmth and vibrancy of Marbella's community, offering an enriching lifestyle in one of the city's most sought-after neighborhoods. The combination of exceptional location, architectural sophistication, and comprehensive amenities establishes the property as an unmatched living environment, perfect for families and individuals alike. Nuevo Andalucía itself, where the apartment is located, is one of Marbella's most prominent and desirable districts. Known for its upscale villas and luxurious apartment complexes, this area features residences often inspired by traditional Mediterranean designs, showcasing white facades, terracotta roofs, and lush gardens. Among its many attractions are high-end golf courses like Las Brisas Golf Club, Aloha Golf Club, and Los Naranjos Golf Club, which makes it a golfer's paradise. Tennis enthusiasts will appreciate the proximity to the Manolo Santana Racquets Club, offering a comprehensive range of sports facilities. For dining options, Nueva Andalucía doesn't disappoint, with exclusive gourmet restaurants such as Magna Café, Breathe Marbella, and Mosh Fun Kitchen. The neighborhood is also home to various traditional tapas bars and chic cafés, delivering a diverse culinary experience. For shopping needs, Centro Plaza offers a mix of fashion boutiques, grocery stores, and a variety of cafes and restaurants. Additionally, the area features high-end luxury boutiques with designer brands. Families considering this area will be pleased with the educational facilities, where well-regarded institutions like Aloha College Marbella and Laude San Pedro International College offer excellent academic opportunities. There are also several nurseries and early education centers, including Kids & Co Nursery, catering to younger children.

Covered Terrace  
Fitted Wardrobes  
Private Terrace

Covered Terrace  
Gym  
Storage Room

Double Glazing  
Lift